

ADOPTED

7/16/87

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF FUTURE DEVELOPMENT CORP.

REDEVELOPER OF DISPOSITION PARCELS R-30, R-31, AND R-32

IN THE DUDLEY STUDY AREA IN HIGHLAND PARK, ROXBURY

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title 1 of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of Dudley Study Projects with Federal financial assistance under said Title 1, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Future Development Corp. has expressed an interest in and/or have submitted a satisfactory proposal for the development of Disposition Parcels R-30, R-31, and R-32, in the Dudley Study Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Future Development Corp. be and hereby is tentatively designated as Redeveloper of Disposition Parcels R-30, R-31 and R-32 in the Dudley Study Area in Highland Park, Roxbury subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title 1 of the Housing Acts of 1949, as amended;
- (c) Submission within two hundred seventy (270) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

(iv) Proposed development and rental schedule.

2. That disposal of Parcels R-30, R-31, and R-32 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Authority execute with the Redeveloper a license, for the purpose of early entry onto the property for test borings, utility inspection and site preparation, having the Authority's usual conditions.

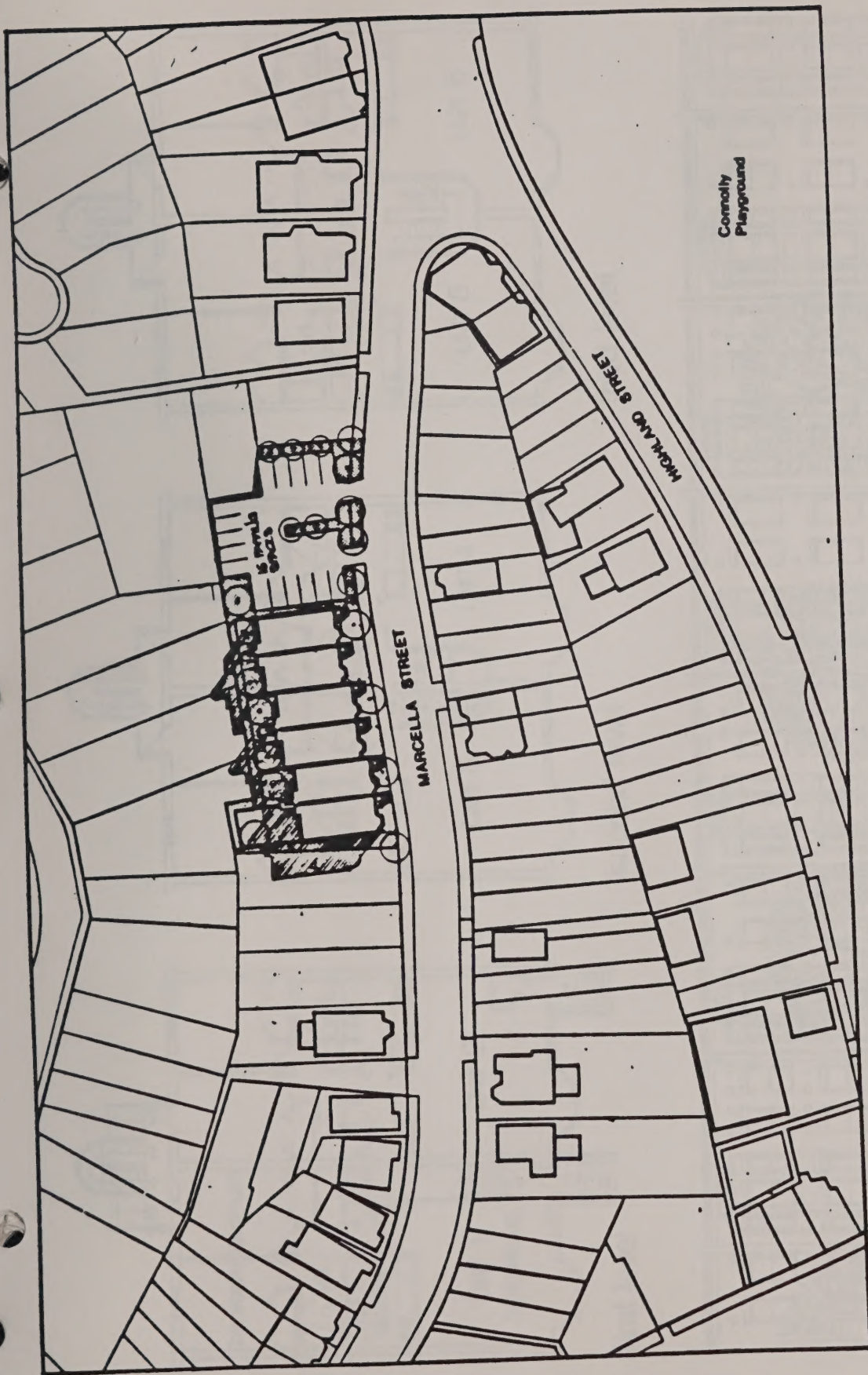
5. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That it is the firm intent of the Authority to revoke this designation if the above referred conditions are not complied with.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

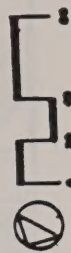
ROXBURY LOCATION MAP
MARCELLA STREET PARCELS
R-30, R-31 & R-32
FUTURE DEVELOPMENT CORP.



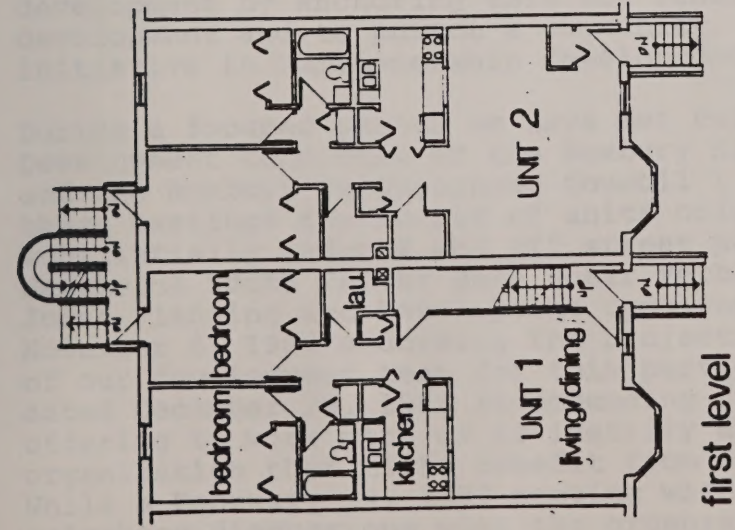


site plan

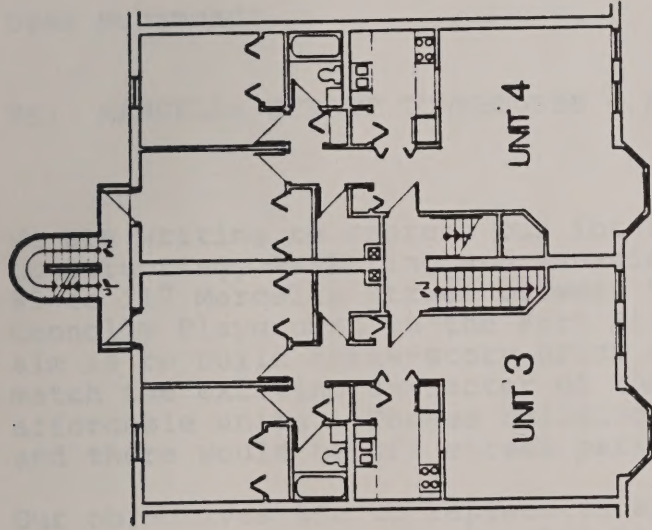
FUTURE DEVELOPMENT CO.
PRIMARY FORMS / PWA



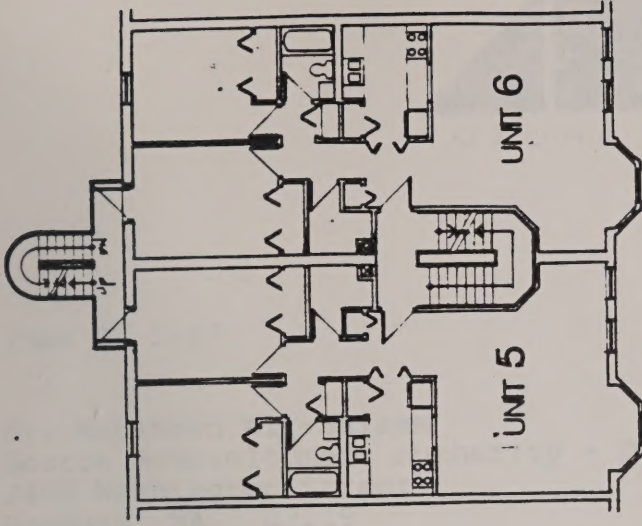
MARCELLA STREET TOWNHOUSES
85-117 MARCELLA STREET ROXBURY, MA



first level



second level



third level



typical elevation



June 8, 1987

Mr. Muhammad Ali-Salaam
Boston Redevelopment Authority - Dudley Office
2406 Washington Street
Roxbury, MA 02119

Dear Muhammad:

RE: MARCELLA STREET TOWNHOUSES - LETTER OF INTENT

We are writing to express our interest in designing, developing, constructing, marketing and managing 18 residential units for ownership at 95 to 117 Marcella Street between Centre and Highland Streets near Connolly Playground in the Fort Hill / Highland Park area of Roxbury. Our aim is to build three-story brick and copper faced townhouses that would match the existing character of the neighborhood and would include 6 affordable units. These buildings would be of high quality construction and there would be off street parking for 16 cars.

Our objectives are to replace vacant lots with housing, develop in an area of rapid deterioration that has been a secondary priority in the Boston Redevelopment Authority's agenda items, stimulate or leverage additional development by anchoring this low density area, promote minority development and to pursue a community, public and private sector initiative in homeownership development.

During a focused period we have met twice with The Joint Planning and Development Committee of the Roxbury Highlands, The Hawthorne Youth Center and The Roxbury Neighborhood Council (The Roxbury PAC). As a result of these meetings the number of units originally proposed have been substantially reduced and off street parking has been added. The Hawthorne Youth Center gave their verbal blessing of the project. The Joint Planning and Development Committee wrote an initial letter dated November 6, 1986 endorsing the project and urging the specific designation of our development team for this particular site; and a second letter dated December 29, 1986 recommending final designation for our team and offering to work with us to identify an appropriate neighborhood organization that might benefit from our technical assistance and skills. While a February 24, 1987 meeting with the Roxbury PAC and subsequent telephone discussions with the organizations' president, Ken Wade has resulted in a forthcoming letter of support for the project.

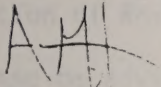
31 Orlando Street, Boston, MA 02126 617-296-0651

6h BLUE HILL
CU FEDERAL CREDIT UNION

On May 22, 1987, the Real Property Board approved conveyance of the segment of the aforementioned parcels under their control to the Boston Redevelopment Authority; which clears the issue of land control and presents the opportunity for our development team to bring our project before the Board of Directors of the Boston Redevelopment Authority.

Meanwhile, we have nearly finished our financing agreement that was put together on our behalf by the president of the Blue Hill Credit Union, who has put together a consortium of financing participants. This project has garnered a great deal of momentum and positive support from the the community, the neighborhood groups, the financial community, Public Facilities and your office; we will continue to work with the financing sources and the community and strongly urge your continued support towards our teams' permanent designation as the developers for this particular site. We also welcome any type of public linkage dollars or subsidy programs for the affordable homebuyers, although we will continue to secure private financing.

Sincerely,



Albert N. Gentry
Principal



BLUE HILL FEDERAL CREDIT UNION

December 19, 1986

Mr. Muhammad Ali-Salaam
Deputy Director for Neighborhood Housing & Development
Boston Redevelopment Authority
Dudley Office
2406 Washington St.
Roxbury, MA 02119

RE: Mecella Street Development

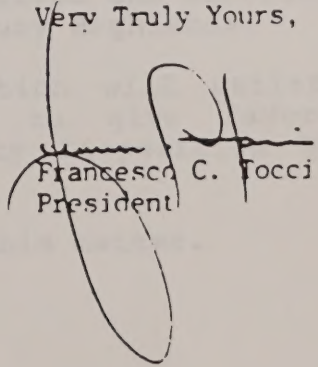
Dear Mr. Muhammad Ali-Salaam:

It is the understanding of this office that Chauncey C. Mayfield, Albert N. Gentry, III, David Lopes, Kirk Sykes and Jeffery Westcott have submitted a proposal to your agency to develop 36 Condominium units in the Fort Hill section of Roxbury.

Please be advised that Blue Hill Federal Credit Union in consortium with two other credit unions have a strong interest in providing both the construction and permanent financing on this project. Further, this Credit Union is familiar with the renaissance of the Fort Hill area and see this as an opportunity to support a strong and viable development team, as well as to make banking inroads into a thriving and vibrant area.

If you should have any questions please feel free to contact me.

Very Truly Yours,


Francesco C. Tocci
President

FCT/cjh

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Stephen Coyle
Director

City Hall Square
Boston, MA 02201
(617) 722-4300

May 15, 1987

Commissioner J. Edward Roche
Real Property Department
City of Boston
One City Hall Square
Boston, MA 02201

RE: Ward 11, Parcels 566, 567, 568, and 569

Dear Commissioner Roche:

Future Development Corporation has submitted to the Authority a proposal for the creation of housing on Marcella Street in Roxbury. The proposed development site consists of three parcels owned by the Authority and four parcels owned by the Real Property Department. This is a formal request for transfer to the Authority of Ward 11 Parcels 566, 567, 568, and 569 for the purpose of building eighteen units of much-needed housing. In keeping with City's affordable housing policy, it is requested that the appraisal of the Committee on Foreclosed Real Estate take into consideration the purpose to which the land will be put.

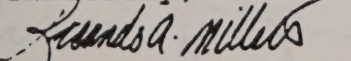
In addition to providing housing, this project will provide other benefits to the surrounding community. In particular, thirty-three percent, or six of the proposed units, will be affordable to residents earning up to 80% of the Boston SMSA median income (\$27,200 for a family of four). In addition, the proposed developer has committed to sharing up to 5% of the net cash proceeds from the sales of the townhouses with the Hawthorne Day Care Center, a local non-profit childcare facility.

The proposal has been reviewed by Authority staff and by the Roxbury Neighborhood Council. It has also received the endorsement of the Joint Development Committee of the Roxbury Highlands.

Transfer of this property for housing creation will satisfy a number of community needs. I urge you to give favorable consideration to this request. The Property Disposition Board concurs with this transfer.

Thank you in advance for your cooperation in this matter.

Sincerely,


Ricardo A. Millett
Assistant Director

Roxbury Highlands Neighborhood Association, Inc.



Serving the Roxbury Highlands/Fort Hill/Highland Park Community

The Joint Planning and Development
Committee of the Roxbury Highlands

December 29, 1986

Muhammad Ali-Salaam
Director, Dudley Site Office
Boston Redevelopment Authority
2406 Washington Street
Roxbury, Ma 02119

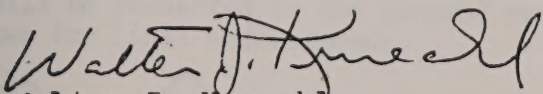
Re: Marcella Street Townhouse Development..

Dear Muhammad:

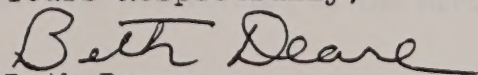
We, the members of the Joint Planning and Development Committee, have reviewed the plans for the Marcella St. Townhouse development as presented by the Future Group and The Primary Group. The final design calls for 36 residential units available for ownership and off street parking for 18 cars. We find the design of the development to be compatible with the neighborhood and that the number of units and parking are acceptable to community standards.

We feel that this development project will make a significant contribution to the revitalization of one of the less improved areas in the Fort Hill area, and as such we welcome and support this project. The Joint Planning and Development Committee recommend that the BRA move towards final designation for the Future Group and the Primary Group to be the developers for this site.

The Future Group and The Primary Group have agreed to work with us in identifying an appropriate neighborhood organization that might benefit from their presence as developers in the Highland Park area. The skills of this development team include financial, architectural and construction expertise. Technical assistance in these areas would greatly benefit one of the many community groups in the Fort Hill area.


Walter J. Krueckl
President of the Roxbury
Highlands Historical Society

Yours Respectfully,


Beth Deare
President of the Roxbury
Highlands Neighborhood Assoc.

Roxbury Highlands Neighborhood Association, Inc.



THE JOINT DEVELOPMENT COMMITTEE

Serving the Roxbury Highlands/Fort Hill/Highland Park Community

November 6, 1986

Muhammad Ali-Salaam
Senior Planner
B.R.A.- DUDLEY OFFICE
2406 Washington Street
Roxbury, MA 02119

Dear Muhammad:

As you know, the Joint Development Committee has met with members of the Future Development team in order to review their plans for the Marcella Street project. We are entirely satisfied that Future Development has good intentions with respect to hearing our concerns as to how we want any development going up in our neighborhood to proceed. Our function is to review all plans and critique them in view of certain specific aspects, particularly: land use to open space ratios, quality construction techniques, density to parking ratios, equity options, historic integrity of site design and suitability to context of housing needs in our area.

The Joint Development Committee has reviewed Future Development's plans for erecting three-story brick and copper faced townhouses on Marcella Street and finds their overall plan for this site to be a good one. It certainly matches the ambience of the existing neighborhood and our building experts think the quality of construction meets our specifications. We do have concerns about density of the number of units in the original design and Future Development has agreed to cut back the number of units in favor of our request for on-site parking for at least half the units. We do recognize that the site presents certain geological difficulties which make a one to one parking ratio virtually impossible.

Overall, we are pleased to see qualified minority developers like this group, involved in the development process in our community. We endorse this project, given the afore-mentioned concerns. We urge the specific designation of this group as the development team for this particular site.

We will be continuing to serve them in an advisory capacity and their final plans will be presented to the general membership of this association in the next month or two for final endorsement.

Beth Deare

Beth Deare, President
Roxbury Highlands Neigh. Assoc.

Sincerely,

Walter Krueckl

Walter Krueckl, President
Roxbury Highlands Hist. Society

c/o The First Church in Roxbury, P.O. Box 549, Roxbury, MA 02119

Tel. 445.8702

PROJECT OVERVIEW

May 22, 1987

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1. Proposed Name: Marcella Street Townhouses
2. Location: Roxbury MA
3. Type of Property: Condo
4. Size of Property:
 - A. Number of Units: 18
 - B. Number of Floors: 3
 - C. Total NET Square Footage 15120
 - D. Total GROSS Square Footage 16920
 - E. Construction Cost per S.F. \$58

UNIT SIZE - SQ. FT.	DESCRIPTION	QUANTITY	PERCENT
0	One Bedrooms:	0	0.00%
840	Two Bedrooms:	18	100.00%
0	Three Bedrooms:	0	0.00%

5. Construction Type: Brick Mid-Rise
6. Date of Construction: Summer 1987
7. Date of Purchase: Summer 1987

8. HARD COSTS	Per Unit	
A. Site Improvement	\$3,500	\$63,000
B. Parking Cost & Land	\$8,722	\$157,000
C. Capital Improvements	\$54,520	\$981,360
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SUBTOTAL: HARD COSTS	\$63,242	\$1,201,360
9. SOFT COSTS		
A. Developer's Fee		\$68,302
B. Working Capital Reserve		\$18,000
C. Construction Interest		\$105,139
D. Loan Commitment Fee & Title		\$40,089
E. Architectural & Engineering		\$85,377
F. Brokerage & Marketing		\$107,542
G. Land Carrying Cost		\$4,725
H. Legal, Accounting, Insurance & Security		\$21,600
I. Survey, Landscaping & Site Engineering		\$14,720
J. Contingency		\$48,054
K. Interest during sell-off		\$18,020
-----		-----
SUBTOTAL: SOFT COSTS		\$531,568
10. TOTAL PROJECT COST:	Per Unit	
	\$96,274	\$1,732,928

CASH FLOW ASSUMPTIONS

1. Purchase Price Assumption

\$155 PER SQUARE FOOT

	Per Unit	Total
3 Moderate Income:	\$86,000	\$258,000
12 Two Bedrooms:	\$130,200	\$1,562,398
3 First Time Owner:	\$110,149	\$330,448
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Gross Income		\$2,150,846

3. SUMMARY STATISTICS

	TOTAL	PER UNIT	PER SF	PERCENT
Site, Parking & Land:	\$220,000	\$12,222	\$13	13%
Capital Improvements:	\$981,360	\$54,520	\$58	57%
Soft Costs	\$531,568	\$29,532	\$31	31%
Total Development Cost:	\$1,732,928	\$96,274	\$102	100%
Sales Revenue:	\$2,150,846	\$119,491	\$127	100%
Total Development Cost:	\$1,732,928	\$96,274	\$102	81%
PROFIT	\$417,918	\$23,218	\$25	19%

MARCELLA STREET TOWNHOUSE
DEVELOPMENT PROJECT
ANNUAL CONDOMINIUM EXPENSES

COMMON AREA
EXPENSES

91-95
MARCELLA*

MANAGEMENT FEE	3000.00
LIABILITY INSUR.	2000.00
WATER AND SEWER	1200.00
COMMON ELECT	450.00
REPAIRS AND MAINT	600.00
LEGAL	450.00
RESERVE	900.00

TOTAL EXPENSES

\$8,600.00

*ONE BUILDING HAS SIX (6) UNITS; THERE ARE 6 BUILDINGS.

MARCELLA STREET TOWNHOUSE
DEVELOPMENT PROJECT
ANNUAL CONDOMINIUM FEES

UNIT	BLD'G	NSF	BEDRM	PERCENTAGE INTEREST	MONTHLY CONDO FEE	ANNUAL CONDO FEE
	91-95					
A		840	2	0.167	\$119.44	\$1,433.33
B		840	2	0.167	\$119.44	\$1,433.33
C		840	2	0.167	\$119.44	\$1,433.33
D		840	2	0.167	\$119.44	\$1,433.33
E		840	2	0.167	\$119.44	\$1,433.33
F		840	2	0.167	\$119.44	\$1,433.33
TOTAL		5,040		1.000	\$716.67	\$8,600.00

PROJECT SCHEDULE

PROJECT: MARCELLA STREET TH

CONTRACTOR: G.L. FUTURE CONSTRUCTION CC

(\$ in 000's)

CALENDAR: QUARTERLY 1987/1988

DESCRIPTION	\$	SEP	DEC	MAR	JUN
Site Prep & Park'g	\$135	---			
Foundation Work	\$39	-->			
Rough Framing	\$92	----->			
Masonry	\$82		----->		
Roofing	\$27		---		
Windows/Doors	\$67		----->	---	
Electrical	\$92		----->	---	
Plumbing	\$78		----->	---	
Heating/Insulation	\$55		----->		
Drywall	\$65		----->		
Finish Carpentry	\$69		----->	---	
Appliances	\$30				->
Painting	\$20				-->
Carpeting	\$30				->
Ceramic Tile	\$15				-->
Landscaping	\$25				-->
Overhead & Profit	\$185				
Sales Tax	\$20				
Total	\$1,126				

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE ¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: FUTURE GROUP- PRIMARY GROUP
- b. Address and ZIP Code of Redeveloper: 31 ORLANDO STREET BOSTON, MA 02126
- c. IRS Number of Redeveloper: 04-2918397

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

HIGHLAND PARK - DUDLEY STUDY AREA

in (Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MASSACHUSETTS (MA),
is described as follows ²

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of MA :

- ☒ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
MARCH 13, 1986

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

SEE PAGE 2

If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
ALBERT N. GENTRY 31 ORLANDO, BOS	PRINCIPAL 20%
DAVID P. LOPES 31 ORLANDO, BOS	PRINCIPAL 20%
CHAUNCEY C. MAYFIELD 31 ORLANDO, BOS	PRINCIPAL 20%
KIRK A. SYKES 31 ORLANDO, BOS	PRINCIPAL 20%
JEFFREY J. WESTCOTT 31 ORLANDO, BOS	PRINCIPAL 20%

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
N.A.	

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

SAME AS ITEM 5

RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

Form Approved
OMB No. 63R-0867

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

\$1,732,928
96,274

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

No. of Units	TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
3	Two Bedrooms 840 SF	N.A.	86,000
12	Two Bedroom 840 SF	N.A.	130,000
3	Two Bedroom 840 SF	N.A.	110,149

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

OFF-STREET SURFACE PARKING FOR 18 CARS

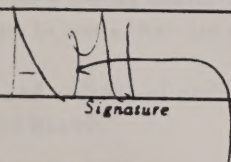
c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices: refrigerators, dishwashers, oven, microwave

CERTIFICATION

I (We)¹ FUTURE GROUP - PRIMARY GROUPcertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: 2-28-87

Dated: _____


Signature

Signature

PRINCIPAL

Title

31 ORLANDO STREET

BOSTON, MA 02126

Address and ZIP Code

Title

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: FUTURE GROUP - PRIMARY GROUP
- b. Address and ZIP Code of Redeveloper: 31 ORLANDO STREET, BOSTON, MA 02126
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

BOSTON REDEVELOPMENT AUTHORITY

(Name of Local Public Agency)

in HIGHLAND PARK - DUDLEY STUDY AREA
(Name of Urban Renewal or Redevelopment Project Area)

in the City of BOSTON, State of MA,
is described as follows:

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☐ YES ☒ NO
- If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.

4. a. The financial condition of the Redeveloper, as of _____, 19____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

CONSORTIUM OF PRIVATE FINANCIAL INSTITUTIONS FROM THE
GREATER BOSTON AREA

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANKBLUE HILL CREDIT UNION (CONSORTIUM LEADER)
429 HARVARD STREET
BROOKLINE, MA 02146AMOUNT

\$ 6732,928 loan amt.

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTIONMARKET VALUE

\$

MORTGAGES OR LIENS

\$

7. Names and addresses of bank references:

PIONEER FINANCIAL SERVICES
1575 BLUE HILL AVENUE, MATTAPAN, MA. 02126

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

49 FORT AVENUE	ROXBURY, MA
15 HIGHLAND PARK AVENUE	" "
59 FORT AVENUE	" "
24 ELMHURST	NEWTON, MA
66 BOYLSTON	JAMAICA PLAIN, MA
15 ALGONQUIN	

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

DAVID P. LOPES PRINCIPAL G.L. FUTURE CONSTRUCTION CO., INC.
NEW & REHAB RESIDENTIAL CONSTRUCTION

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper:

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

DAVID P. LOPES G.L. FUTURE CONSTRUCTION CO., INC.
31 ORLANDO STREET
BOSTON, MA. 02126

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____.

General description of such work:

GENERAL CONTRACTOR AND DESIGNATED SUBCONTRACTORS WILL HAVE EXPERIENCE IN ALL PHASES OF CONSTRUCTION; BOTH NEW, REHAB AND RESTORATION; IN COMMERCIAL AND RESIDENTIAL PROJECTS.

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF CONTRACT OR DEVELOPMENT	LOCATION	AMOUNT	DATE TO BE COMPLETED
15 HIGHLAND PARK AVENUE	ROXBURY MA	*	SUMMER 1987
49 FORT AVENUE	ROXBURY	*	SPRING 1987
59 FORT AVENUE	ROXBURY	*	SUMMER 1987
24 ELMHURST	NEWTON MA	*	SPRING 1987

* ALL PRIVATELY OWNED CONTRACTS

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCYAMOUNT
\$DATE OPENED

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

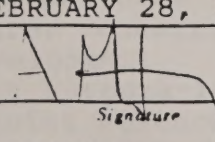
CERTIFICATION

I (We)¹ FUTURE GROUP - PRIMARY GROUP

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: FEBRUARY 28, 1987

Dated: _____


Signature_____
Signature

PRINCIPAL

Title_____
Title31 ORLANDO STREET
BOSTON, MA 02126_____
Address and ZIP Code_____
Address and ZIP Code

- ¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
- ² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

MEMORANDUM

JULY 16, 1987

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO A. MILLETT, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD HOUSING & DEVELOPMENT
MUHAMMAD ABDUS-SABUR, DEPUTY DIRECTOR
MUHAMMAD ALI-SALAAM, DEPUTY DIRECTOR

RE: DUDLEY STUDY AREA, PERMISSION TO TENTATIVELY DESIGNATE FUTURE
DEVELOPMENT CORPORATION AS REDEVELOPER OF PARCELS R-30,
R-31, AND R-32 LOCATED IN THE HIGHLAND PARK COMMUNITY OF
THE DUDLEY STUDY AREA OF ROXBURY AND AUTHORIZATION TO THE
DIRECTOR TO EXECUTE A LICENSE AGREEMENT FOR EARLY ENTRY,
PRIOR TO CONVEYANCE, FOR TEST BORINGS AND UTILITY PLACEMENT
EXAMINATIONS IN ANTICIPATION OF 18 NEW HOUSING UNITS

Parcels R-30, R-31, and R-32, are located in the Highland Park community of Roxbury and contain 17,061 sq. ft. of vacant land. (See attached map). Of this amount 8,454 sq. ft. (49.6%) was acquired from the Department of Housing and Urban Development (R-30 and R-32). The remaining 8,607 sq. ft. (50.4%) was acquired through the tax title process from the City of Boston (R-31).

On April 17, 1987, the Director requested that the City transfer their parcels to the Authority for assembly in order to facilitate the development of housing in the manner prescribed by the negotiated community participation process for Roxbury. This request was based upon the staff's recommendation that the redevelopment proposal submitted by Future Development Corporation (FDC) represented the best opportunity for the Authority to get this parcel developed by a local development team. (See attachment - JDC Letter of Support).

The principles of Future Development Corporation are Albert N. Gentry, Chauncey C. Mayfield, David P. Lopes, Kirk Sykes and Jeff Westcott. These five partners have over 20 years experience in the financing, architecture, construction and property management aspects of real estate development. In order to expedite the designation of the Future Development Corporation (FDC), the community and staff have recommended that FDC joint venture this proposal with the Hawthorne Day Care Center, a local non-profit day care provider. The Hawthorne Day Care Center shall participate as a limited equity partner in an amount not greater than 5% of the total equity in the deal

The Marcella Street Townhouses will contain up to 18 two bedroom condominiums averaging 840 sq. ft. of living area. Thirty-three percent (33% of the units (6) shall be marketed to families earning up to 80% of the 1985 Boston Median SMSA income (\$27,200 for a family of

4) and shall be priced from \$86,000 (3 low income) to \$110,000 (3 moderate income). The development concept reflects an uncommon sensitivity to the architectural heritage of the Roxbury Highlands community and responds to the highest objectives of the Authority's design review process. (See attachments - Design Concept).

Construction and permanent financing for the Marcella Street Townhouses shall be provided by the Blue Hills Federal Credit Union under conventional arrangements. The total development cost for this project is estimated to be \$1,732,928. The Authority will have the land appraised, taking into consideration the affordability restrictions and may write-down the value of the land in order to promote the achievement of the City's housing creation and affordability goals.

In order to facilitate the development of this project, the developer requests permission to enter onto the site to examine ground conditions for the placement of utilities, drainage lines and to conduct test borings. Approval of this action will facilitate the final stages of the design/development review process for the Marcella Street Townhouses.

The License Agreement requires the licensee to assume all expenses for the work and to comply with applicable codes and ordinances. Further, the licensee must obtain liability insurance naming the Authority as co-insured, prior to entry.

It is, therefore, recommended that Future Development Corporation be designated as tentative redeveloper for Parcels R-30, R-31 and R-32, Roxbury and that the Authority authorize the Director to negotiate the terms of a License Agreement with Future Development Corporation, for test borings and utility placement examinations.

An appropriate resolution is attached.

